

Arboricultural Report



For 41 Sollershott East, Letchworth, Hertfordshire

Prepared by Cristian Pinta,

MArborA, Bsc Forestry



on 18 December 2025



Trees, Woodlands and Landscape Specialist

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1. Introduction

I have been instructed to carry out an Arboricultural Report in respect of the proposed development to property 41 Sollershott East, Letchworth, Hertfordshire, in light of the potential impact onto the trees and hedges located within the rear garden, or its vicinity.

I am an Arboricultural consultant with over two decades of experience in the fields of Arboriculture and Forestry, a degree in Silviculture (Forestry) and a Professional Tree Inspection Certificate. I have been a professional member of the Arboricultural Association since 2008 and, have continuously been employed in Arboriculture since 2007.

During this time, I have had the opportunity to inspect, assess, survey, study and apply/decide necessary management, to tens of thousands of individual trees and hundreds of hectares of woodland.

I have also been involved in the development of Arboricultural Policies and Strategies, and had the opportunity to be part of the decision making process in numerous planning projects, ranging from large scale to small, residential applications.

As part of my continuous professional development, I regularly attend conferences, seminars and symposiums to enhance my knowledge and keep up to date with the latest developments and best practice in the industry.

This report includes:

1. Tree survey
2. Arboriculture Impact Assessment
3. Arboriculture Method Statement
4. Tree Protection Plan

This Arboricultural Report has been compiled in accordance to British Standards BS 5837 following the review of the existing plans and documents, the Visual Trees Assessment and the completion of relevant site measurements and studies.



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2. Summary

Property 41 Sollershott East is a cottage dating back to the early 1900s (over 100 years old). The site (garden) contains 13 trees and 3 groups of varying quality, age and species. This report shows that the majority of trees on the site — especially those which are mature and of the highest Arboricultural value — will not be directly affected by the proposed development, either above or below ground.

Only one Category A tree, a mature Beech (T13), is envisaged to experience limited encroachment within its Root Protection Area (RPA). This encroachment will be minimised as far as practicable through the installation of appropriate tree protection fencing and the use of pile (root-friendly) foundations designed to avoid significant root disturbance. Subject to these mitigation measures, the long-term retention of T13 is considered achievable.

A number of lower-quality (lower category) trees within the garden have outgrown their location and there are clear indications of vegetation related subsidence impact on the existing cottage, which is understood to have shallow foundations on clay soil. The pattern and distribution of stepped cracking observed within the structure is also consistent with tree-related subsidence, with Beech T13 likely to be a contributing factor.

The long-term protection, preservation and restoration of this historic property is therefore dependent upon the selective removal of certain lower-value trees that have limited future potential in this constrained location. Their removal is considered necessary to reduce ongoing risk to the property's structure, while allowing the most valuable and appropriate trees on site to be retained and protected for the future.



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3. Tree Survey

In order to enable easy identification of each tree included into this survey, they were all given an ID number which corresponds to their location on the Tree Protection Plan enclosed within this report.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
G001	Mixed species (Mixed species)	Group (5 stems)	Height (m): 6 Stem Diam(mm): 120 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Orchard. Suppressed by overgrown Spruce tree	B3	Area: 43 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: None	Cut back encroachment. Manage as orchard



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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
G002	Mixed species (Mixed species)	Group (5 Stems)	Height (m): 5 Stem Diam(mm): 90 Spread (m): 1N, 1E, 1S, 1W Life Stage: Semi Mature Rem. Contrib.: <10 years	Suppressed with considerable dieback. Poor condition.	U	Area: 65 sq m.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None	Remove and replace
G003	Hornbeam (Carpinus betulus)	Group (30 Stems)	Height (m): 3 Stem Diam(mm): 140 Spread (m): 1N, 1E, 1S, 1W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Group of Hornbeams maintained as pollards	B2	Area: 198 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: None	



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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T001	Norway spruce (<i>Picea abies</i>)	Tree	Height (m): 15 Stem Diam(mm): 250 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Overgrown Christmas tree, too close to property. Unsustainable in the long term. Susceptible to wind through.	C3	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: None	Remove tree
T002	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 4 Stem Diam(mm): 220 Spread (m): 1N, 1E, 1S, 1W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Previously topped. Trunk lean	B1,3	Radius: 2.6m. Area: 21 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: None	



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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T003	Common lime (<i>Tilia x vulgaris</i>)	Tree	Height (m): 22 Stem Diam(mm): 800 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 40+ Years	Previously pollarded	A1,2	Radius: 9.6m. Area: 290 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Good Inspection Limitations: Access - epicormic	Clear dead wood
T004	Common lime (<i>Tilia x vulgaris</i>)	Tree	Height (m): 21 Stem Diam(mm): 790 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 40+ Years	Previously pollarded	A1,2	Radius: 9.5m. Area: 284 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Good Inspection Limitations: Access - epicormic	Clear dead wood



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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T005	Common lime (<i>Tilia x vulgaris</i>)	Tree	Height (m): 22 Stem Diam(mm): 820 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 40+ Years	Previously pollarded	A1,2	Radius: 9.8m. Area: 302 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Good Inspection Limitations: Access - epicormic	Clear dead wood
T006	Common lime (<i>Tilia x vulgaris</i>)	Tree	Height (m): 21 Stem Diam(mm): 760 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 40+ Years	Previously pollarded	A1,2	Radius: 9.1m. Area: 260 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Good Inspection Limitations: Access - epicormic	Clear dead wood



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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T007	Atlas cedar (<i>Cedrus atlantica</i>)	Tree	Height (m): 20 Stem Diam(mm): 400 Spread (m): 5N, 2E, 1S, 5W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Asymmetrical crown, suppressed by nearby Lime tree and leaning towards the property. Likely contributing to subsidence. Not suitable for long term retention in this location.	C3	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: None	Remove tree
T008	Eucalyptus (<i>Eucalyptus sp.</i>)	Tree 2 stems	Height (m): 10 2 stems, avg.(mm): 260 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: <10 years	Severe trunk lean and included bark between the two stems. Previously braced. Risk of splitting	U	Radius: 4.4m. Area: 61 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None	Remove tree



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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T009	Japanese cedar (<i>Cryptomeria japonica</i>)	Tree	Height (m): 7 Stem Diam(mm): 200 Spread (m): 1N, 1E, 1S, 1W Life Stage: Semi Mature Rem. Contrib.: <10 years	Substantial crown lean. Encroaching onto building	U	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None	Remove
T010	Japanese cedar (<i>Cryptomeria japonica</i>)	Tree	Height (m): 4 Stem Diam(mm): 200 Spread (m): 1N, 1E, 1S, 1W Life Stage: Semi Mature Rem. Contrib.: <10 years	Substantial crown lean. Encroaching onto building	U	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: None	Remove



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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T011	Bay tree (<i>Laurus nobilis</i>)	Tree 3 stems	Height (m): 7 3 stems, avg.(mm): 170 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: <10 years	Overgrown shrub	U	Radius: 3.5m. Area: 38 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: None	Remove
T012	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 20 Stem Diam(mm): 870 Spread (m): 6N, 6E, 6S, 6W Life Stage: Mature Rem. Contrib.: 40+ Years	Rooted outside the boundary on publicly owned land	A1,2	Radius: 10.4m. Area: 340 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good Inspection Limitations: None	

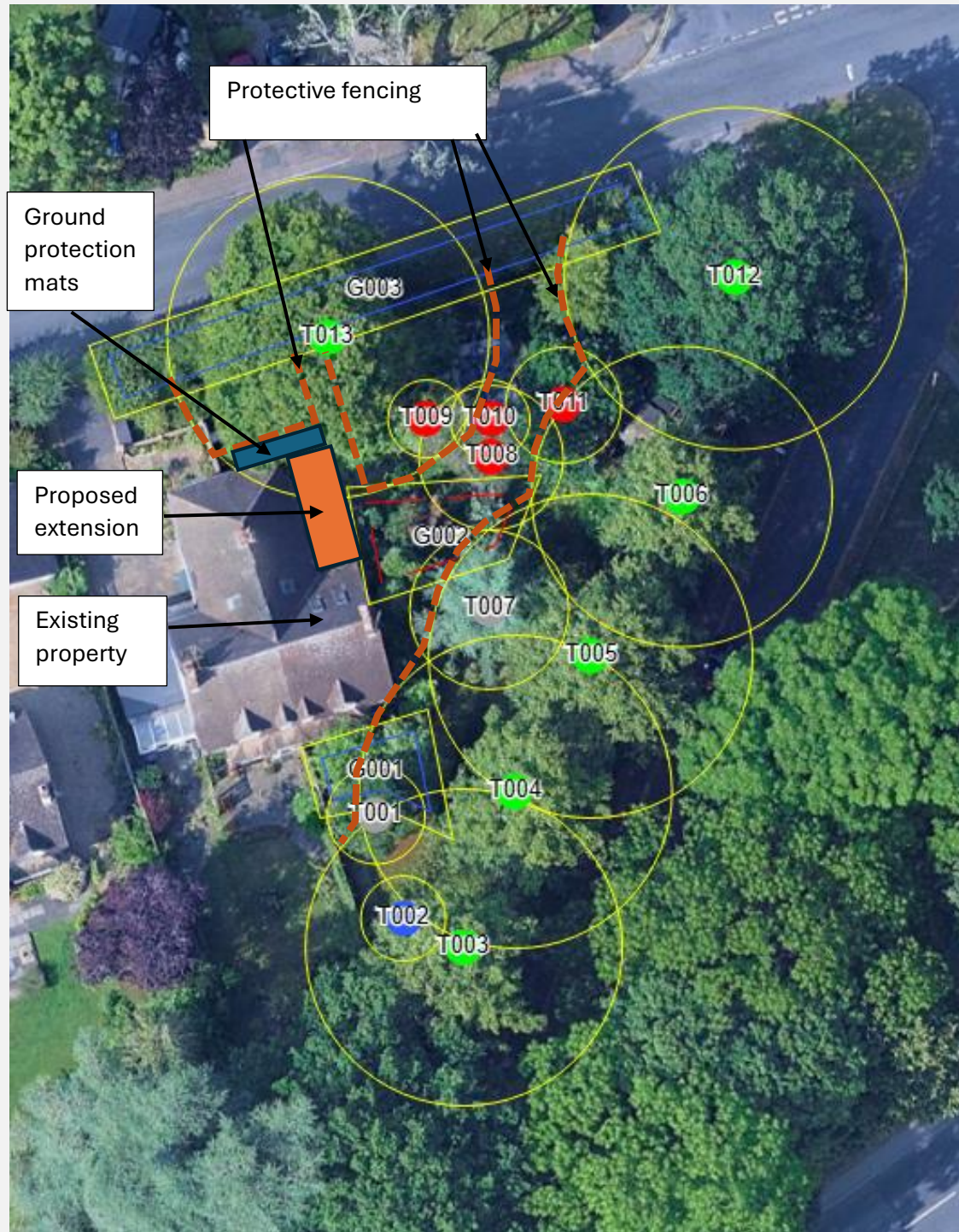


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Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations
T013	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 22 Stem Diam(mm): 820 Spread (m): 7N, 4E, 4S, 6W Life Stage: Mature Rem. Contrib.: 40+ Years	Ivy clad trunk with included bark union. Crossing branches. Causing damage to path and boundary wall	A1,2	Radius: 9.8m. Area: 302 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: None	Sever Ivy

4. Tree Protection Plan





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5. Arboricultural Impact Assessment

In order to assess the impact of the proposed development onto the existing trees T001 to T013 and G001 to G003, located within the rear garden and its vicinity, I carried out measurements with the help of a tape measure (on the ground) and a clinometer (for the aerial parts of the trees).

British Standards 5837:2012 recommends that the root protection area (RPA) for a single stem tree is calculated as an area equivalent to a circle with a radius of 12 times the stem diameter.

The proposed development poses two main concerns from a tree perspective; firstly the impact on roots due to any foundation *excavations and building activities* and secondly, the actual impact of the existing trees onto the proposed development.

The most important trees on this property have been shown on the TPP above to be either not affected or very little affected by the proposed extension project. These trees, located mainly at the periphery of the garden (furthest away from the building and proposed extension) are either category A (Limes, Oak and Beech) or category B (Yew).

The only tree where the RPA will be affected during the building process is Beech T013, located on the boundary, to the front of this property. However, the amount of intrusion into the RPA is less than 10%. Furthermore, the developer will be using additional systems in order to reduce the impact to a minimum, such as piled foundations and ground protection mats.

The lower grade (lesser value) trees within the middle of the garden are proposed to be removed for the purpose of this development but also for a good upkeep of this tree stock which, similarly to the rest of the property, appears to have been neglected or poorly maintained, in recent years.

Group G002 located nearest the house is of poor vigour, suppressed, overgrown and offers very little benefits at this location, therefore its removal would be desirable

Trees T008 to T011 are a Category U, with some of them, such as the leaning Eucalyptus, pose a high risk to people and property.

Spruce T001 was most likely planted as a Christmas tree and it has now outgrown its location in this close proximity to the house, and is also suppressing the orchard (G001) located mainly under its crown.

Finally, Cedar tree T007 has a very asymmetrical crown, being suppressed by nearby Lime tree and is leaning towards the property. Judging by the pattern and location of the stepped cracks in this building, whilst considering its age and shallow foundation on clay soil, I believe it is very likely that T007 is contributing to subsidence (see figure A below). This tree is, therefore, in my view, not suitable for long term retention in this location and will have to be removed.



Figure A – stepped crack in the wall with offending Cedar in the background

Another tree which is likely contributing to subsidence to this historical building is Beech T013. Whilst this category A tree is not currently proposed to be removed, it is plausible that future structural engineers' reports might prove its detriment and involvement in the damage, with a potential request, at the time, for removal. See Figure B below showing stepped cracks in the front room, nearest to T013.

For the purpose of this report however, T013 will be protected during construction as per discussion and TPP above.



Figure B – Stepped cracking in the front room nearest T013

In terms of the impact of the retained trees onto the proposed extension, this will be minimal and no different to the impact currently posed by the existing trees. The nearest tree to the proposed extension is Beech T013 and, some minor pruning might be needed in the future, back from the roof, as part of due diligence and general tree maintenance.

6. Arboriculture Method Statement

In order to minimise any adverse effect on trees during this project, the following measures will be applied:

1. Beech tree T013, as well as T002 – T006 and T012, to be adequately protected during construction and other operations in accordance with BS 5837 : 2012 “Trees in relation to Design, Demolition and Construction.”
2. Protection fencing as per *Tree Protection Plan* shall be erected prior to any operations on site.
3. The fencing shall not be removed or breached during operations without prior consultation with an Arboricultural specialist and the approval of the Local Authority.
4. Herras Fencing will be securely installed with the help of non invasive supports, and with RPA warning signs attached. This fencing shall be erected in accordance with the drawings in *Tree Protection Plan and Figure C* below.
5. No materials will be stored within the fenced-off area nor within the RPAs of either of trees on this site or its vicinity.
6. Notices should be erected on the fencing with such words as “Protected Area – no operations or materials within the fenced area.”
7. Additional precautions outside the fenced areas should be taken to avoid damage to trees by materials such as cement, oils, bitumen or anything else likely to cause damage to tree roots.



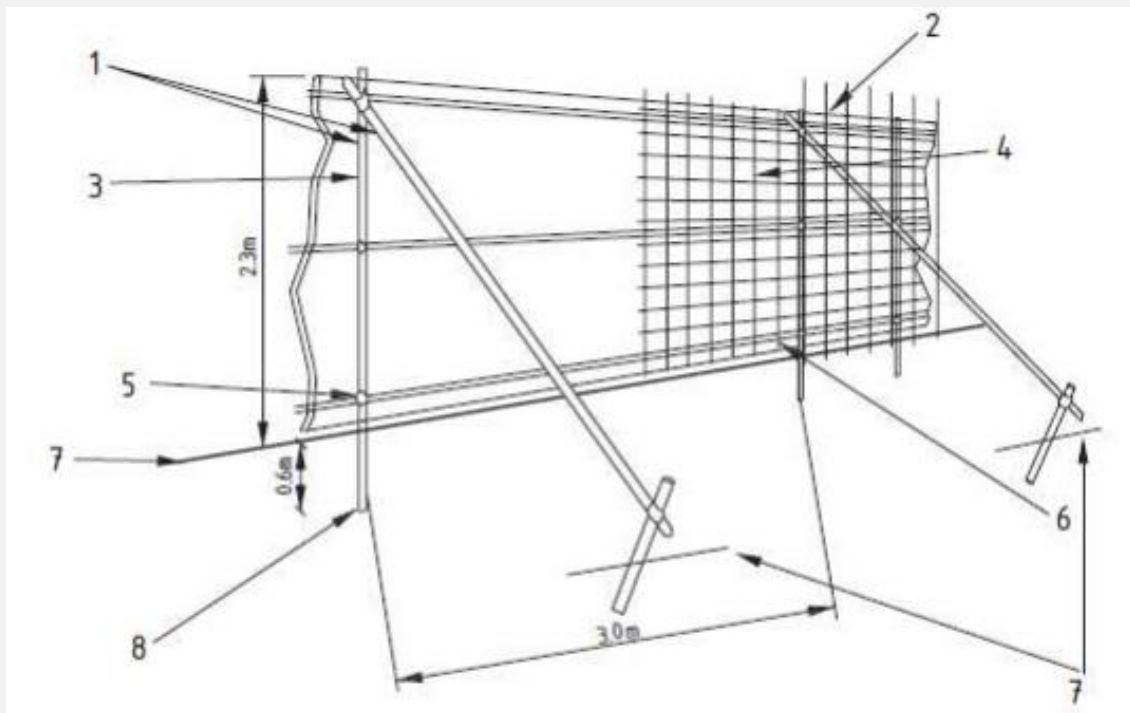


Figure C. Protecting fencing. 1. Standard scaffold poles - 2. Uprights to be driven into the ground - 3. Panels secured to the uprights by wire ties or scaffold clamps - 4. Weldmesh wired to the uprights and the horizontals - 5. Standard Clamps - 6. Wire twisted and secured on the inside face of fencing to avoid easy dismantling - 7. Ground level - 8. Approx 0.6 m driven into the ground.



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Conclusion

The proposed development has been shown above, to be possible, with minimal impact onto existing/remaining trees, as long as the recommendations with this report are followed.

The existing trees which are proposed to be removed are mostly in poor condition or have outgrown their location. Their long term retention, irrespective of the current development proposal, would be undesirable, from an existing building view point as well as benefits to the remaining, category A trees, of much better quality.

The long-term protection, preservation and restoration of this historic property is therefore dependent upon the selective removal of certain lower-value trees that have limited future potential in this constrained location. Their removal is considered necessary to reduce ongoing risk to the property's structure, while allowing the most valuable and appropriate trees on site to be retained and protected for the future.